



LASALLE RETAIL / OFFICE

PROPERTY:

SUITE E
SUITE F

AVAILABLE:

800 SF
512 SF

LEASE RATE:

\$12.00/SF NNN
\$12.00/SF NNN

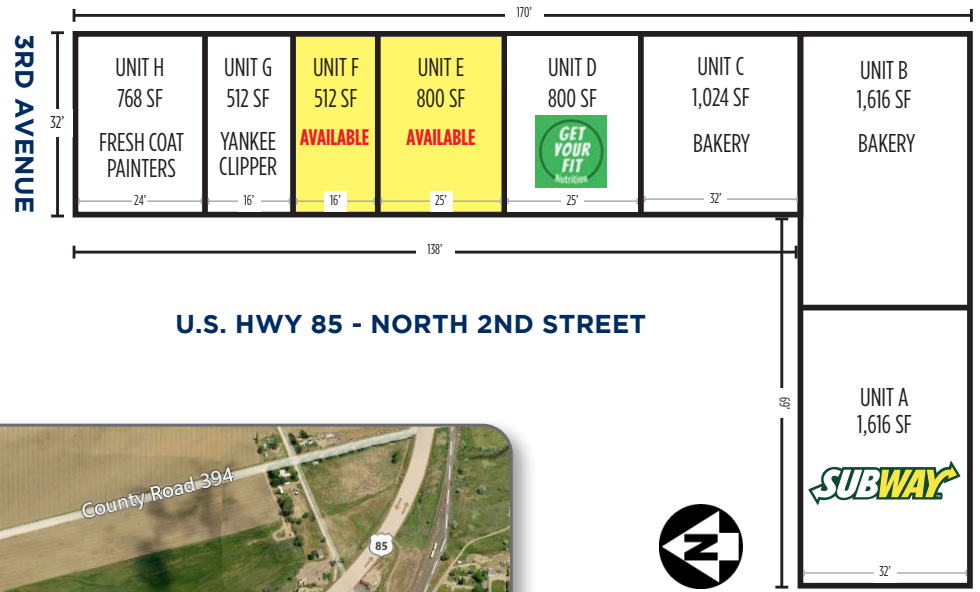
FEATURES:

- Great frontage to U.S. Hwy 85
- Prominent LaSalle corner location
- Completely renovated suite now available
- Zoned to accommodate retail/office use
- Close to Greeley/Evans
- Est. NNN (\$6.49/SF)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2024	2024	2024
Population	2,545	30,956	94,328
Households	886	10,956	33,796
Median HH Income	\$88,067	\$66,237	\$66,427
Average HH Income	\$120,237	\$78,416	\$77,809
Median Home Value	\$271,845	\$101,505	\$105,413
Median Age	36.4	31.8	31.6
Traffic Count: 23,800 VPD (2nd Street)			

SITE LOCATION

218 N. 2ND STREET • LASALLE, CO 80645



SUITE F



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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